RESOLUTION NO. 2024-05

A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR MAINTENANCE BUILDING AND STORAGE PROJECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERONS GLEN RECREATION DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Herons Glen Recreation District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 418, Part II, Florida Statutes, as amended, its Charter (Ordinance No. 98-08 adopted by Lee County, Florida on April 28, 1998, as amended by Ordinances 98-18 and 2-25), Chapters 418, 197 and 189, Florida Statutes and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS.

- A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 418, Part II, Florida Statutes and the Act.
- B. The District was established for the purpose of acquiring, purchasing, constructing, improving and equipping recreational facilities of all types, including land, improvements, and equipment such as golf, tennis, restaurant, and club facilities, which are owned or operated by the District for the benefit of the community.
- C. The Board hereby determines that expenditures described below are to be made from the District's Bond funds for its Golf Course Improvement and Storage Building Projects.
 - D. This Resolution ratifies Board action taken on April 29, 2024 by voice vote.
- SECTION 3. AUTHORIZATION. The Chairman, Vice-Chairman, other officers of the District and the District Manager are authorized and directed to expend the funds in an amount not to exceed those described for the following items or services:
- A. Expend from the 2020 Bond Acquisition and Construction fund a not to exceed amount of \$170,760.00 for eight 40' High-Cube Connex "1-shipper' Container Structures, with related items and structural /Foundation design Permit Plans, and Structural Foundation Engineering signed/sealed plans, as described in the attached Exhibit A, and as modified by that certain addendum to the agreement attached hereto as Exhibit "B," all as part of the District's Golf Course Improvements and Storage Projects.

SECTION 4. MISCELLANEOUS. The Chairman, Vice-Chairman, other officers of the District and the District Manager, are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the District that are necessary or desirable in connection with the authorization granted herein if not inconsistent with the terms and provisions of this Resolution.

SECTION 5. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Herons Glen Recreation District on this 20th day of May 2024.

HERONS GLENRECREATION DISTRICT

Peter Overs, Vice Chair

ATTEST:

Karen Mars, Assistant Treasurer/Secretary



Herons Glen Recreation District 2250 Herons Glen Blud., Seite 100 North Fort Myers, FL 13917

Ph: 239-731-4569

Innovar Structures. LLC 1510 US Hwy 17 North Wauchula, Fl. 33873 Ph. 941-549-7494

(R) 40' HC Storage Unit for Storage Facility

Price includes delivery to Destination

PROPOSAL

4/10/2024 Proposal No 2024.003 A

2024.003

D#scription	Qly	rrite	Total Price
Container Besed Storage Units, to Include the following:	1	\$160,960.00	\$160,960.00
ight 40° High-Cube Connex "1-shipper" Container structures with original swing doors	68	\$20,120.00	SACRETOCKER!
rwing container cloors in tact, one operational, one fixed fir Machanical/Electrical Pattures			1 11
exterior Man doors, metal, insulated as par final drawings (5 double 6°-0°, 4 Single 5°-0°) w/locking layer hardware		11 3	1 11
ED Lights, 2x4 calling mounted, three units per container, with switzhes at each door location			1 11
Courtiets, Interior, two per container, Locations TBD		11 1	1 11
60 Amp Esterior Lug/Disconnect Sox, One Per container		11 1	1 11
12,000ETU AC unity per container, mounted to one fixed original container door, w/skroud losed Cell interior insulation applied to container wells (1,5" thick) and celling (2" thick)		11 1	1 11
contains original wood floor, with up to 20 mile thick ecryfic figured floor conting expelled, Clear Color,]] [1 11
Starior Finish, primered and extented, Color TRD		11 1	1
reperation and loading onto chaucis/trailer for shipment	1	11 1	1 11
hapment to destination, Eight loads			1 11
mitted Plates for invertion into foundation, Material Crity, Installation and Foundation by Client/Others In site support and supervision of Container Isstallation, Estimated 2 days included		11 1	1 11
in-site support and supervision or container to foundation, Estimated 2 days included in-site welding rig and erew to weld containen to foundation, Estimated 2 days included		11 1	1 11
Variantly - 3 Years on Exterior Paint & 2 Years on the Single & Double Man-doors		11 1	1 11
tructural/Foundation design and detailing - Permit Plans (Architectural, Structural, Electrical). Allowance			\$4,800.00
tructural/Foundation Engineering, with signed and seeled plans for permitting. Allowance			\$5,000.00
Popularis / Billiad Separately:			1 11
. Crans Services. Estimated at \$3,600.00			F 11
ealgn Observetions:			1 11
Unit has no planting or laterlar framing.			1 11
Foundation/Plies & other exturior structures (i.e. stairs, lendings, railings, posts, beams, decking) are not included.			
Design is considered as non-code compliant, no advantage to building codes is grant need, nor any inspections are performed.			
Final layout and door locations to be determined and appear by Client prior to an image production.			1 11

Proposal is based on specifications provided by Client. Structure is considered as a storage unit, non-code compliant. Proposal considers all material & labor for factory portion of build, and setting/welding units to existing foundation in field.

Proposal is based on Client/Other acting as Builder/GC of Record, managing overall project, permitting, construction and sub-contracting processes as required. Civil, MEP, Life Safety, Surveying and other engineering services are not included in the scope of this proposal and must be provided by Client/others.

Due to the volatility of steel pricing, innover Structures reserves the right to adjust price if fabrication timeline exceeds a 2 month period from data of acceptance.

Innovar reserves the right to adjust price upon completion and approval of final Client design & engineering phases if Client changes design or materials. Any additional site visits, training or orientation requested by Client shall be billed additionally/separately at a rate of \$1,000.00/Day

10.00% Acceptance Payment 6.00% Engineering Payment \$10,245.60 44.00% Production Payment \$75,134.40 35.00% Completion of Fabrication \$59,766.00 5.00% Delivery \$8,538.00

All payments are non-returnishin once tasks are started 1.5% per month finance charge for all unpaid past due balances All disputes to be settled upon AAA Arbitration

100,00% Totals \$170,760.00

2.560 (Under Roof/Each)

Total Est. SF:

Sub-Total 5170,760,00 Discount/Credit \$0.00 Sales Tax \$0.00 Contingency Allowance \$0.00 Tota \$170,760.00

Salos/Use Taxes to be calculated/applied at messang if applicable

All work will be done in a substantial workmentike manner according to specifications submitted, per standard practices. Any afteration or deviation from the above specifications involving extra costs will be executed only upon written change orders, and will become an extra charge over and above this proposal. This Proposal and all subsequent agreement are contingent upon strikes, accidents, natural disasters or permitting/other delays beyond our control. Owner to carry all necessary Builder Risk Insurance.

4/10/2024

Signed By:

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal may be withdrawn by us if not accepted within 10 days due to the urrent volunity of steet/building materials pricing.

Accepted By:



Yellow Lines= Single man door Red Lines=Double man doors (instead of roll doors) 6' width



(2) 1-ton AC wall hung units stacked on left and access doors. Humistet: 60% humidity

8 Containers, 8'x40', 320sf modified 2/27/24

S total containers: 48x8 Specs/Modifications: • (2) w/ Double Man Door • (5) w/ Single Man Door

- . (16) 1-ton wall hung AC units stacked at end of access doors.
 Insulation 1.5" on wails; 2" in calling

- Floor w/ acrylic coating. Seal form interior
 Electrical system for ea. Unit 100amp panel



Herons Clea Recruption Change 2250 Herone Glea Blvd., Suite 100 Hort Fort Myers, R. 38617 Phr. 238-761-4568

innover Structures, LLC 7705 Holiday Dr Seresota, FL 34231 Ph. 941-549-7494

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4/10	/2024
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INS-20	241004

	Destription	984	Arken.	Fotial Price
Acceptance Payment Acceptance & Engineering, based on Proposal — dated 4/10/2024		1	\$27,321.60	\$27,321.60
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Whereas, Herons Glen Recreation District ("HGRD"), solicited bids for 8 container based storage units from several companies, and, Innovar Structures ("Innovar") submitted a Proposal (the "Proposal") to HGRD on April 10th, 2024.

Whereas, the HGRD is desirous of doing business with Innover and, therefore, the District and Innover structures agree as follows:

That the Innover bid is attached hereto, marked Exhibit A, and calls for a total price of \$170,760 plus the actual price of the crans service to put the containers in place estimated to be \$3,600.

That the Board of Supervisors of HGRD accepted said bid at their meeting on April 22, 2024, subject to the additional conditions and provisions of this Addendum to the Proposal.

That the District's acceptance was conditioned on HGRD being able to get Lee County to agree to a modification of the Land Development Order, and a Permit, for the location/installation where the containers are to be set for use.

That HGRD wishes to purchase from Innovar Structures the structural/foundation design and detailing (Architectural, Structural, Electrical) as well as the Structural/Foundation Engineering with signed and scaled plans for permitting for the sum of \$10,245 an amount included in the bid marked Exhibit A.

And it is further agreed between HGRD and Innovar as follows:

- 1. HGRD, the District will remit \$10,245 for Innovar Structures to develop and deliver the documents referred to in the last paragraph above. This amount will be subtracted from the total bid but will not be refundable should HGRD not get the LDO modification it needs to proceed.
- 2. Innovar Structures will maintain its bid of April 10, 2024 for 6 months from the date of this agreement.
- 3. Should the LDO modification process take more than 6 months, Innovar will have the option of maintaining its bid until a decision is made on the modification by Lee County. If it decides to maintain its bid it will notify HGRD prior to the expiration of the 6 months in writing. HGRD will update Innovar timely as to any action by Lee County on the LDO modification.
- 4. HGRD agrees that it will not solicit bids to compete with the April 10th, 2024 bid from Innover which it has accepted.
- 5. It further agrees that in the event the LDO is not modified within 6 months and Innovar determines not continue under its bid, that HGRD will not use the foundation plans Innovar generated in any future project without the permission of Innovar.
- 6. It is further agreed that both parties will follow through per the terms of the bid should Lee County approve the modified LDO."

Herons Glen Recrestion District

Bv:

Ton Company Manager

Dated: 4/30/24/

Innovar Structures

Bv:

4/30/2024

ENASSIT

B





Chiest Name/Address

TOTAL STATE OF THE North Fort Silyons, FL 50017 Ph: 205-792-4860

Innover Structures, LLC 1510 US Hwy 17 North Weightle, FL 20073 Ph. 941-545-7494

Jabanfo / Address

Price Incheiox delivery to Continuitos.

PROPOSAL

4/10/2014 Proposal No. 2004.560 A

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